



City of Ann Arbor

Formal Minutes - Draft

Historic District Commission

301 E. Huron Street
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Thursday, July 10, 2025

7:00 PM

Larcom City Hall, 301 E Huron St, Second floor, City Council Chambers

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at a2gov.org/watchCTN

To speak at public comment call 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 965 3669 9762

A. CALL TO ORDER

Chair Rochlen called the meeting to order at 7:00 PM stating:

Welcome to the Thursday, July 10, 2025, in-person and electronic (hybrid) meeting of the Ann Arbor Historic District Commission. Public comment will be via in-person, via Zoom or via telephone. To speak during any of the public comment opportunities please call 877-853-5247 (Toll Free) or 213-338-8477 and enter meeting ID 965 3669 9762. This information is also available on the published agenda, in the public notices section of the city website, and on the broadcast of this meeting on CTN channel 16, AT&T channel 99, and online at www.a2gov.org/watchctn.

B. ROLL CALL

City Planner Mariana Melin-Corcoran called the roll

Present: 5 - Chair David Rochlen, Kathryn Fortener, Jennifer Ross, Benjamin Calderon, and Steve Kaplan

Absent: 1 - Chip Smith

Others present:

City Planner Mariana Melin-Corcoran

COMMISSIONER RECOGNITION:

Chair Rochlen noted the Thursday, July 10, 2025 Historic District

Commission meeting was Commissioner Fortener's last meeting and presented her with a certificate of recognition.

C. APPROVAL OF AGENDA

The agenda was unanimously approved as presented.

D. PUBLIC COMMENT - (3 Minutes per Speaker)

Tim Rhodes, 448 South First Street, spoke in opposition to the Comprehensive Land Use Plan.

Seeing no additional speakers Chair Rochlen closed the Public Comment.

E. UNFINISHED BUSINESS

E-1. [25-1271](#) HDC25-0058; 553 S Seventh St; Rear Addition; OWSHD

Attachments: 553 S Seventh App & Attachments.pdf

STAFF PRESENTATION:

City Planner Mariana Melin-Corcoran presented the staff report.

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Ben Calderon and Steve Kaplan visited the site as part of their review. They reported their findings and recommendations to the Commission.

The applicant was present to respond to the Commission's enquiries.

PUBLIC HEARING:

Noting no speakers, the Chair declared the public hearing closed.

[For a complete record of the discussion, please see available video format].

Moved by Commissioner Kaplan seconded by Commissioner Calderon

I move that the Commission issue a certificate of appropriateness for the application at 553 South Seventh Street, a contributing property in the Old West Side Historic District, to add a 442-square

foot rear addition with the footprint as shown on drawing Sheet 10 of the submitted plans. As proposed, the work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 2, 5, 9, and 10 and the guidelines for building site and additions, as well as the Ann Arbor Historic District Design Guidelines for all additions and residential additions.

Commission Discussion:

The Commission took into consideration the presented application and discussed the matter.

[For a complete record of the discussion, please see available video format.]

On a voice vote the vote was as follows with the Chair declaring the motion denied. **Vote 1-4.**

Yeas: 1 - Kaplan

Nays: 4 - Chair Rochlen, Secretary Fortener, Ross, and Calderon

Absent: 1 - Smith

F. HEARINGS

F-1. **25-1272** HDC25-0090; 224 Murray St; Pave Driveway; OWSHD [POSTPONED]

Chair Rochlan noted 224 Murray Street has been postponed.

PUBLIC HEARING:

Noting no speakers, the Chair declared the public hearing closed.

F-2. **25-1273** HDC25-0094; 706 W Liberty St; Rear Addition; OWSHD

Attachments: 706 W Liberty SR with Attachments.pdf

STAFF PRESENTATION:

City Planner Mariana Melin-Corcoran presented the staff report.

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Ben Calderon and Steve Kaplan visited the site as part

of their review. They reported their findings and recommendations to the Commission.

The applicant was present to respond to the Commission's enquiries.

PUBLIC HEARING:

Noting no speakers, the Chair declared the public hearing closed.

[For a complete record of the discussion, please see available video format].

Moved by Commissioner Fortener seconded by Commissioner Ross

I move that the Commission issue a certificate of appropriateness for the application at 706 West Liberty Street, a contributing property in the Old West Side Historic District, to demolish the existing two-story rear addition and deck, construct a new two-story rear addition plus a one-story rear addition and a rear deck, and install mechanical units, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 2, 5, 9, and 10 and the guidelines for building site and additions, as well as the Ann Arbor Historic District Design Guidelines, in particular the guidelines for all additions and additions to historic residential structures.

Commission Discussion:

The Commission took into consideration the presented application and discussed the matter.

[For a complete record of the discussion, please see available video format.]

On a voice vote the vote was as follows with the Chair declaring the motion carried. Vote 5-0.

Yeas: 5 - Chair Rochlen, Secretary Fortener, Ross, Calderon, and Kaplan

Nays: 0

Absent: 1 - Smith

F-3. [25-1274](#) HDC25-0096; 120 E Liberty St; Mosaic Mural; MSHD

Attachments: 120 E Liberty SR and attachments.pdf

STAFF PRESENTATION:

City Planner Mariana Melin-Corcoran presented the staff report.

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

Commissioners Ben Calderon and Steve Kaplan visited the site as part of their review. They reported their findings and recommendations to the Commission.

The applicant was present to respond to the Commission's enquiries.

PUBLIC HEARING:

Noting no speakers, the Chair declared the public hearing closed.

[For a complete record of the discussion, please see available video format].

Moved by Commissioner Ross seconded by Commissioner Kaplan

I move that the Commission issue a certificate of appropriateness for the application at 120 East Liberty Street, a contributing property in the Main Street Historic District, to install Azek panels with a glass and tile mosaic applied to them at the northeast corner of the building, through mortar joints, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area, and meets The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 2 and 10, and the guidelines for building sites and masonry, and the Ann Arbor Historic District Design Guidelines for signs.

Commission Discussion:

The Commission took into consideration the presented application and discussed the matter.

[For a complete record of the discussion, please see available video format.]

On a voice vote the vote was as follows with the Chair declaring the motion carried. Vote 5-0.

Yeas: 5 - Chair Rochlen, Secretary Fortener, Ross, Calderon, and Kaplan

Nays: 0

Absent: 1 - Smith

G. NEW BUISNESS

G-1. [25-1275](#) 1313 Henry Street Historic Marker Application

Attachments: 1313 Henry Historic Marker memo and attachments.pdf

STAFF PRESENTATION:

City Planner, Mariana Melin-Corcoran presented the proposed request

The Historic Marker application was unanimously approved.

H. APPROVAL OF MINUTES

H-1. [25-1276](#) June 12, 2025 HDC Meeting Minutes

Attachments: June 12, 2025 HDC Meeting Minutes.pdf

The June12, 2025 Historic District Commission meeting minutes were unanimously approved by the Commission and forwarded to City Council.

I. REPORTS FROM COMMISSIONERS

Chair Rochlen noted the Allen Creek markers in the City.

J. ASSIGNMENTS

J-1. [25-1278](#) Review Committee: Monday, August 11, 2025, at 5pm, for the Thursday, August 14, 2025, Regular Meeting

Commissioner Kaplan and Commissioner Calderon said they both cannot attend the Thursday, August 14, 2025 Historic District Commission meeting. Chair Rochlen noted the commission will not have a quorum and the August meeting may be cancelled.

K. REPORTS FROM STAFF

None.

L. CONCERNS OF COMMISSIONERS

None.

M. COMMUNICATIONS**M-1. 25-1279 Various Communication to the HDC**

Received and filed.

N. ADJOURNMENT

The meeting was unanimously adjourned at 8:31 pm

David Rochlen, Chairperson
Jill Thacher, HDC Staff Coordinator/Planner

Courtney Manor, Administrative Assistant

These meetings are typically broadcast on Ann Arbor Community Television Network Comcast 16 / AT&T 99 live, and recent meetings can also be streamed online from the CTN Video On Demand page of the City's website <https://a2gov.org/watchctn>.

The complete record of this meeting is available in video format at <https://a2gov.org/watchctn>, or is available for a nominal fee by contacting CTN at (734) 794-6150.